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7 *Attorneys for Plaintiff The Bank of*
8 *New York Mellon, f/k/a the Bank of*
9 *New York, as Trustee, on behalf of*
10 *the registered holders of Alternative*
11 *Loan Trust 2006-OA7, Mortgage*
12 *Pass-Through Certificates, Series*
13 *2006-OA7*

11 UNITED STATES DISTRICT COURT
12 DISTRICT OF NEVADA

13 THE BANK OF NEW YORK MELLON,
14 f/k/a THE BANK OF NEW YORK, AS
15 TRUSTEE, ON BEHALF OF THE
16 REGISTERED SHAREHOLDERS OF
17 ALTERNATIVE LOAN TRUST 2006-OA7,
18 MORTGAGE PASS-THROUGH
19 CERTIFICATES, SERIES OA7

20 Plaintiff,

21 vs.

22 POSHBABY LLC SERIES 3511 DESERT
23 CLIFF #201, a Nevada limited liability
company; CLIFF SHADOWS
HOMEOWNERS' ASSOCIATION, a
Nevada non-profit corporation

Defendants.

Case No. 2:16-cv-02719-APG-NJK

**STIPULATION AND ORDER TO
EXTEND DEADLINE TO FILE
REPLY TO DEFENDANT CLIFF
SHADOWS HOMEOWNERS'
ASSOCIATION'S RESPONSE TO
BANK OF NEW YORK MELLON'S
MOTION TO LIFT STAY [ECF NO.
20]**

[FIRST REQUEST]

24 IT IS HEREBY STIPULATED AND AGREED, by and between the parties,
25 Plaintiff The Bank of New York Mellon, f/k/a the Bank of New York, as Trustee, on
26 behalf of the registered holders of Alternative Loan Trust 2006-OA7, Mortgage Pass-
27 Through Certificates, Series 2006-OA7 ("BNYM"), by and through its counsel of
28 record, Ballard Spahr LLP, and Defendant Cliff Shadows Homeowners' Association

1 (“Cliff Shadows”), by and through its attorneys of record, Boyack, Orme & Anthony,
 2 the deadline for BNYM to file a reply to Defendant Cliff Shadows’ Response to
 3 BNYM’s Motion to Lift Stay [ECF No. 20] filed on February 21, 2017, shall be
 4 continued until March 14, 2017.

5 The requested extension is necessary because BNYM and defendant Poshbaby
 6 LLC Series 3511 Desert Cliff #201 (“Poshbaby”) have entered a stipulation to extend
 7 the deadline for Poshbaby to file its opposition to the Motion to Lift the Stay. Out of
 8 efficiency, The Bank of New York Mellon wishes to respond to both Cliff Shadows and
 9 Poshbaby in a single reply. This is the parties’ first request for an extension and is
 10 not intended to cause delay or prejudice to any party.

11 Dated: this 24th day of February, 2017.

12 BALLARD SPAHR LLP

BOYACK ORME & ANTHONY

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By: /s/ Kelley K. Blatnik
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17 *Attorneys for Plaintiff Bank of New*
 18 *New York Mellon, f/k/a the Bank*
 19 *of New York, as Trustee, on behalf*
 20 *of the registered holders of*
Alternative Loan Trust 2006-OA7,
Mortgage Pass-Through Certificates,
Series 2006-OA7

Attorneys for Defendant Cliff Shadows
Homeowner’s Association

21 ORDER

22 **IT IS SO ORDERED.**

23
 24
 25 
 26 UNITED STATES DISTRICT COURT JUDGE
 27 DATED: 2/27/2017
 28